



To Let: Modern Office Space
Unit A, Burridges Barn, Kilsby Road, Crick,
Northamptonshire, NN6 7EE

HOWKINS &
HARRISON

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Northamptonshire, NN6 7EE**

**High quality rural office, ample car parking close to
the A5 and M1 at Junction 18**

NIA: 48.9 sq.m / 526 sq.ft

Asking Rent: £8,500 per annum

Features

- High quality rural office
- 48.9 sq.m / 526 sq.ft NIA
- Leasehold on a full repairing and insuring lease
- Two storey barn conversion
- Ground floor accommodation
- Located on Watford Road, 1 mile from Crick
- Close to the A5 and M1 at junction 18
- Ample car parking

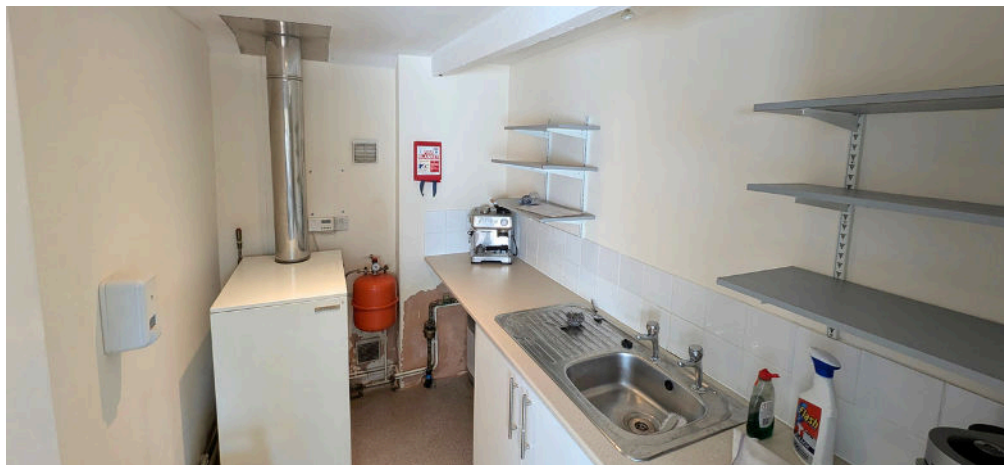
Location

The property is located on the Watford Road at Crick, a small distance from the junction with the A5. Crick village is 1 mile away, where there is a Co-op store and three public houses, the busy towns of Rugby and Daventry are also within a short drive. With excellent road communications, the property enjoys the benefit of a rural environment whilst having retail and commercial facilities close by.

Long Buckby railway station is situated approximately 3.6 miles (5.6 miles by road) to the southeast of the subject property. From Long Buckby there are direct services to Milton Keynes Central (39 mins), Birmingham New Street (52 mins) and London Euston (1 hour 21 mins).

The M1 motorway, which connects London with Leeds, is located approximately 0.6 miles to the south of the subject property. By road, the subject property is located approximately 17 miles northwest of Northampton, 20 miles east of Coventry, 24 miles south of Leicester, 40 miles east of Birmingham and 80 miles northwest of London.





Description

Burridges Barn comprises a former barn of traditional masonry construction converted to provide an office complex built around a landscaped courtyard, providing a unique office environment in a countryside location. The external appearance has a traditional rural feel whilst internally the offices have the benefit of a contemporary finish, inclusive of all modern facilities.

The available area is a ground floor office suite, with a communal entrance area, W.C.s, a kitchen and painted plastered walls and ceiling, carpet flooring, power points and is heated by radiators. This unit also benefits from a private entrance on the eastern elevation. The property has been measured in accordance with the RICS code of measuring practice and provides the following approximate Net Internal Area:

Accommodation:

Unit A - Office 48.9 sq.m 526 sq.ft



Utilities

The property is connected to mains electricity and water, with waste collection every 3 months. The unit is heated by way of an oil-fired gas boiler. We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

Service Charge

The service charge for the building is shared with the adjacent occupiers. Details of the service charge are available upon request.

EPC

The current EPC for the property is D (85)

Deposit

The landlord reserves the right to request a deposit subject to the tenants financial situation.

Planning

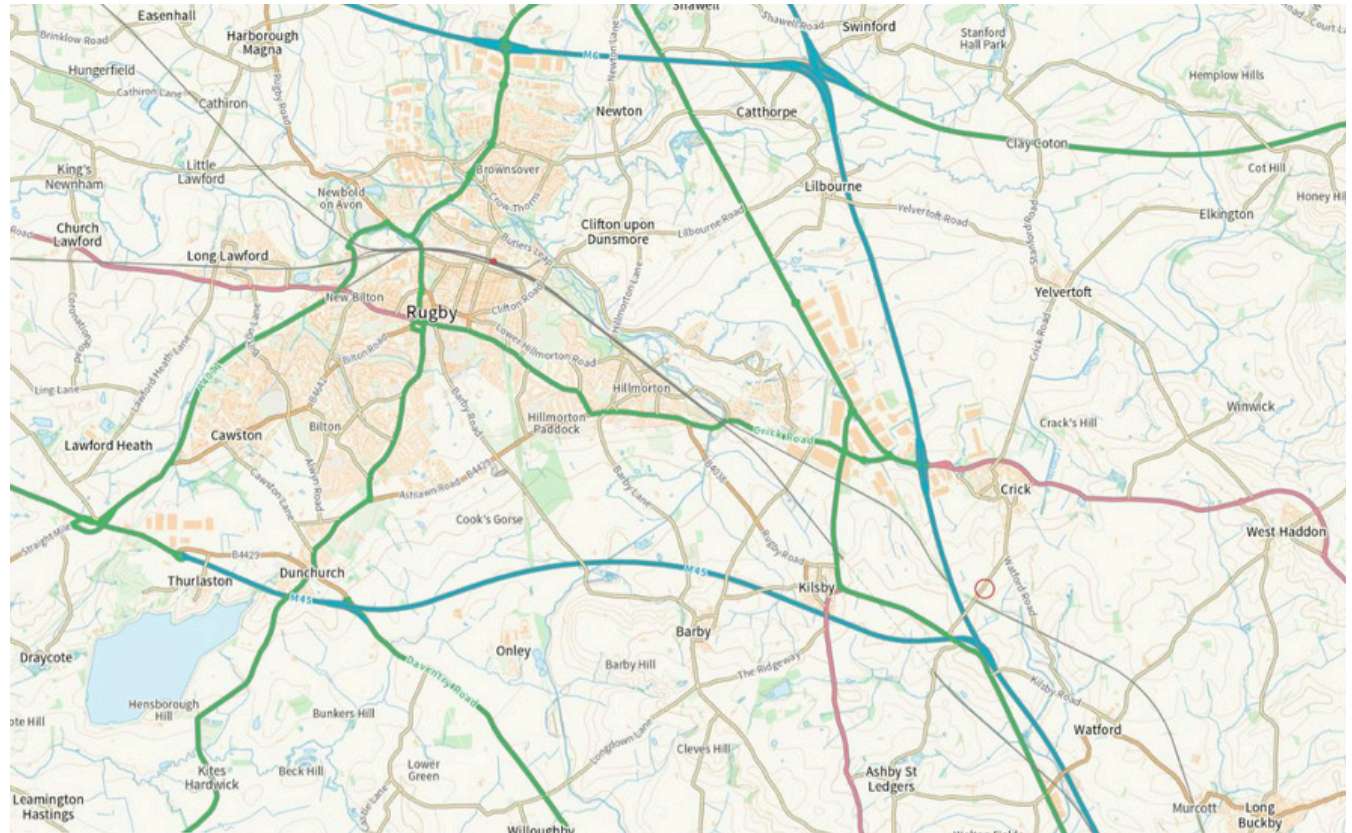
We understand that the property has planning permission for its current Use Class E, as an office.

We recommend interested parties make their own enquiries to the Planning Department of West Northamptonshire Council on 0300 126 7000.

Viewing

Viewings strictly by prior appointment with sole agents Howkins & Harrison LLP.

Please contact Alex Brown on 01788 564674



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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